

# 31 +/- Acres Dodge County **PASTURE & RECREATIONAL GROUND** **AUCTION**



**Saturday, September 12, 2015**

**1:00 P.M.**

**Auction Location:**

**Onsite**

**Winslow, Nebraska**



## **Direction to Property:**

**Property sits on the East Edge of Winslow. Off Highway 77. Watch for Signs.**

## **Legal Description:**

**TL7 & 36 & Hwy ROW 31.04A 23-19-8**

**2014 Taxes: \$505.10**



**Terms of Auction** The successful bidder will be required to enter into a written Purchase Agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before October 9, 2015. Full possession at closing. Seller will provide marketable title to the Buyer, evidenced by a policy of Title Insurance. Cost of Title Insurance will be divided equally between Seller and Buyer. All consolidated real estate taxes for the year in which closing takes place shall be prorated, based on current assessment and tax rate, as of date of closing. Prior real estate taxes will be paid by Seller. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements the day of the auction will take precedence over anything written or implied.

**Conditions** This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold "as is-where is" with no warranties or guarantees, expressed or implied, by Sellers or Auctioneers.

**Announcements** Property information provided herein was obtained from sources deemed reliable, but the Auctioneer or Seller make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. While it is the Sellers intent to sell, they reserve the right to reject the final bid. Olson Pearson Auctions and Realty and their representatives are agents of the Seller.

**Mark & Sandra  
Laughlin, Owners**

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Olson Pearson Auctions and Realty are approximations only, to be used as a general guideline, and not intended as survey accurate.



**"The Key to your auction success"**

**Auction Conducted By**

**OLSON PEARSON AUCTIONS & REALTY**

**114 North Main, P O Box 25, Hooper, NE 68031**

**402-654-3370**

**Web Site: [www.olsonpearson.com](http://www.olsonpearson.com)**

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**Sale Day Phone:**

**Ed: 402-380-2811**

**Dave: 402-380-5192**

